



City of Huntington Beach Planning Department Newsletter

April 30, 2007

(714) 536-5271

MAJOR PROJECTS UPDATE

The Planning Department newsletter is available on the City of Huntington Beach Planning Department website, http://www.surfcity-hb.org/CityDepartments/planning/news_publications/. For more current information, please contact the Planning and Zoning Counter at (714) 536-5271.

SENIOR CENTER

The thirty day public review and comment period for the proposed Senior Center Notice of Preparation (NOP) opened on April 5 and will close on May 4, 2007. During the comment period, interested parties will have the opportunity to comment on the scope and content of the environmental analysis to be included in the Environmental Impact Report (EIR). A public scoping meeting was held on Thursday April 19, 2007. A total of 20 interested parties attended the public meeting. A copy of the Notice of Preparation and Initial Study is available on the Planning Department's website at http://www.surfcity-hb.org/CityDepartments/planning/major/senior_center.cfm; this page is linked from the Community Services Senior Center pages as well.

NEWLAND STREET IMPROVEMENTS

On April 24, the Planning Commission approved the Negative Declaration (No. 05-05) and Coastal Development Permit (No. 05-07) for the Newland Street Improvements. The proposed project widens and improves Newland Street from Pacific Coast Highway to Hamilton Avenue, including widening the reinforced concrete bridge at Huntington Channel, installation of storm drain improvements, raising the profile of Newland Street to improve traffic visibility and providing a left turn lane at the intersection of Newland and Edison Way. Construction of the proposed improvements is scheduled to begin in the Fall of 2007. The Department of Public Works, who will manage the design and construction of the project, was the applicant for the entitlements. These permits were necessitated by the project being situated both in the Coastal Zone and proximate to an environmentally sensitive habitat. The Zoning Administrator's decision is being appealed due to concerns about wetlands impacts and water quality.

BEACH BOULEVARD/EDINGER AVENUE CORRIDOR STUDY

The City and both the planning and economic consultants for the Beach Boulevard/Edinger Avenue Corridor Study held their kick-off meeting earlier this year. The Beach Boulevard Revitalization Strategy and Specific Plan is intended to determine and implement a clear vision for growth and change along the Beach Boulevard Corridor. This effort will incorporate Edinger Avenue. The specific configuration that new public and private investment along the corridor will take will be determined by a planning process involving city officials, property owners, citizens, business owners and city staff. Specifications to guide land use and development intensity, site layout, building design, site landscaping and signage will be detailed in the document created from this effort. Land use and development standards contained in the specific plan will be drafted to replace pre-existing zoning regulations, and to assist the community to more effectively attract investment and improve the evolving image and identity of the City. The City anticipates holding four public meetings on the study this calendar year and having a draft Specific Plan for review in early 2008.

Disclaimer: This information is accurate as of April 30, 2007. Project schedules and designs are subject to change and will be noted in future communications.

RAINBOW DISPOSAL

There are two projects happening concurrently at or near the Rainbow Disposal yard located on Nichols Street south of Warner Avenue. The first is an environmental review of the Transfer Station Improvement project. The project primarily involves enclosing a majority of the activities that currently take place outdoors. This includes the demolition of some existing structures and construction of new recycling (30,500 sf) and transfer buildings (169,700 sf). These new buildings and operations would enable Rainbow to target additional wastestreams for recycling such as construction and demolition debris and commercial waste, and to do so while improving environmental conditions around the plant as compared to current operations. These expansions will also provide building space for new recycling systems that are currently in development for the future.

The second project proposes to demolish structures at the southeast corner of Warner Avenue and Nichols Street that have been identified in the General Plan as having significance as historical landmarks. The project consists of a single-lot subdivision of approximately 4.92 gross acres of land, including lettered lots, for the purpose of constructing an 8,000 square foot retail/office building and a 50,000 square foot storage facility.

ENVIRONMENTAL REVIEW OF GUN RANGE SLATED

Working with the Community Services Department, the Planning Department issued a Request for Proposals for an Environmental Impact Report and Remedial Action Plan for the closed Gun Range site. The project will analyze the potential environmental impacts associated with clean-up of the gun range site and prepare the appropriate level of environmental documentation, including a mitigation plan, analyze the potential environmental impacts of relocating the recycling operation to the gun range site and identify mitigation measures to reduce or eliminate these impacts, and prepare a remedial action plan for the clean-up.

DEPARTMENT OFFERS ENTITLEMENT SUBMITTAL APPOINTMENTS

The Planning Department recently began offering applicants submitting entitlements the opportunity to schedule an appointment with a Planner to streamline their submittal. Applicants wishing to utilize this service are encouraged to contact the Planning Department to schedule an appointment with a Planner when they are ready to submit their entitlement application(s). Appointments are not mandatory, but are offered as a service for applicants submitting common entitlements including a conditional use permits, variances, and tentative parcel maps. The appointments are offered to improve customer service, streamline the submittal process and reduce counter wait times for the applicant and other customers. Visit the Planning Department webpage at <http://www.surfcity-hb.org/CityDepartments/Planning/>.

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